

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **August 17, 2017**  
Time: **7:00 P.M.**  
Place: **Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 E. Washington Street  
Urbana, IL 61802**

**Note: NO ENTRANCE TO BUILDING  
FROM WASHINGTON STREET PARKING  
LOT AFTER 4:30 PM.  
Use Northeast parking lot via Lierman Ave.  
and enter building through Northeast  
door.**

*If you require special accommodations please notify the Department of Planning & Zoning at  
(217) 384-3708*

**EVERYONE MUST SIGN THE ATTENDANCE SHEET – ANYONE GIVING TESTIMONY MUST SIGN THE WITNESS FORM**

## AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes: May 25, 2017 and June 15, 2017
5. Continued Public Hearings

**Note: The full ZBA packet is now available  
on-line at: [www.co.champaign.il.us](http://www.co.champaign.il.us).**

### **Cases 869-AM-17, \*870-S-17 and \*871-V-17**

Petitioner: **Stonetown Woodland Acres LLC, and Principals Dax Nolan, Vice President,  
Roy Lapidus, Manager, Adam Minnick, Manager, Michael Friend,  
Engineering Manager for Farnsworth Group**

**Case 869-AM-17:** Request: **Amend the Zoning Map to change the zoning district designation to accommodate the proposed Special Use with waivers in related Zoning Case 870-S-17 and subject to the variance requested in related Case 871-V-17 for the following portions of the subject property described below:**

**Part A:** Change the zoning district designation from the R-1 Single Family Residence Zoning District to the R-5 Manufactured Home Park Zoning District for the eastern 150 feet of the subject property described below.

**Part B:** Change the zoning district designation from the B-2 Neighborhood Business Zoning District to the R-5 Manufactured Home Park Zoning District for the 1.66 acre lot on the west end of the subject property described below.

**\*Case 870-S-17:** Request: **Authorize the expansion and use of an existing, nonconforming manufactured home park with 93 existing and an additional 21 proposed manufactured home sites, as a Special Use Permit in the R-5 Manufactured Home Park Zoning District, contingent upon the rezoning of the eastern 150 feet of the subject property in related case 869-AM-17 and subject to the variance requested in related Case 871-V-17 and also subject to waivers A through R as listed on the legal advertisement, on the subject property described below.**

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**\*Case 871-V-17: Request:** Authorize the use and expansion of an existing, nonconforming Manufactured Home Park in the R-5 Manufactured Home Park Zoning District contingent upon rezoning two parts of the subject property in related case 869-AM-17 and subject to the request for Special Use Permit approval with waivers in related Case 870-S-17 and also subject to the following required variance on the subject property described below:

**Part A.** Authorize a rear yard of 0 feet in lieu of the minimum required 15 feet, per Section 6.2.2 C.2. for certain existing manufactured home sites.

Subject Property for Cases 869-AM-17, \*870-S-17 and \*871-V-17:

Three tracts of land totaling 13.37 acres, generally south and east of the Urbana spur of I-74 (University Avenue/IL Route 130), north of US Route 150 (University Avenue) and west of Smith Road, in the Southeast Quarter of the Southeast Quarter of Section 9 and the West Half of the Southwest Quarter of Section 10 of Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township and commonly known as Woodland Acres Manufactured Home Park, with an address of 2200 East University, Urbana.

**Case 873-AT-17 Petitioner:** Champaign County Zoning Administrator  
**Request:** Amend the Champaign County Zoning Ordinance as follows:

**Part A:** Amend Sections 7.1.1 and 7.1.2 to require a Special Use Permit for any Neighborhood Home Occupation or Rural Home Occupation that exceeds and/or does not meet the other requirements of Section 7.1.1 or Section 7.1.2 provided that the Home Occupation is not a prohibited Home Occupation under paragraph 7.1.1.I or 7.1.2.J. and specify that the residential use shall remain the principal use on the property, and the dwelling on the subject property shall remain the principal building.

**Part B:** Amend Section 7.1.1 to authorize “minor auto repair” as a Neighborhood Home Occupation subject to a Special Use Permit when located more than 1.5 miles from a municipality that prohibits “minor auto repair” as a home occupation and subject to several standard conditions including but not limited to a condition that the minor auto repair shall be conducted inside a building and a condition that the total building area occupied by the minor auto repair shall not exceed 1,500 square feet or more than 150% of the dwelling unit area, whichever is greater.

6. New Public Hearings
7. Staff Report
8. Other Business
  - A. Review of Docket
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

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**\* Administrative Hearing. Cross Examination allowed.**